

## **Port Ludlow – A Master Planned Resort**

Port Ludlow is a community of approximately 3000 residents lying on the west shore of Admiralty Inlet in Jefferson County, 17 miles south of Port Townsend and 8 miles north of the Hood Canal Bridge. Port Ludlow is designated by Jefferson County as a Master Planned Resort (MPR). The Resort consists of an Inn, a Conference Center, a 300-slip Marina, and an 18-hole Golf Course.

The Port Ludlow Village Council, a non-profit 501(c)(3) corporation, is empowered by the MPR Master Declaration of Covenants, Conditions, and Regulations (CC&Rs) to monitor further development within Port Ludlow.

Water and sewer services are provided by Olympic Water and Sewer (OWSI), a private company wholly owned by Port Ludlow Associates LLC (the Developer).

### **Acronyms**

Port Ludlow - Master Planned Resort

PLA -	Port Ludlow Associates – Owner of OWSI
OWSI -	Olympic Water and Sewer, Inc. – Owner of water system
PR –	Pope Resources, former Developer of Port Ludlow – assets sold to PLA in 2001
PLVC -	Port Ludlow Village Council – Customer organization
OPG -	Olympic Property Group – subsidiary of Pope Resources formed in 1998 to manage and develop real estate properties.
DOE -	State Department of Ecology
UTC -	Utilities and Transportation Commission
CC&Rs -	Covenants, Conditions and Restrictions

Ludlow Water Company and Ludlow Utilities Company – former names of OWSI.

### **Timeline**

1967 – Development began in Port Ludlow area.

May 1968 - Ludlow Utilities formed (by Pope and Talbot Development, Inc.) to operate water system.

1979 - Ludlow Utilities established for water service.

September 1980 - Ludlow Utilities company files initial tariff. (U-87-1550-T)

January 1982 - All water system assets transferred to Ludlow Utilities Company.

1985 - Pope and Talbot Development, Inc. transferred to Pope Resources, MLP.

August 1998 - Port Ludlow MPR established by Jefferson County.

December 1998 - Name change to and adoption notice of Olympic Water and Sewer, Inc., to adopt the existing tariff of Ludlow Utilities Company.

1999 Pope Resources establishes OPG and CC&Rs

October 1999 PLVC Established from various groups

August 2001 – PLA purchases Port Ludlow assets from Pope Resources

March 2011 – UW-110436 Order Granting Accounting Petition (begin January 1, 2009)

September 2013 – Feasibility study completed for cleanup action.